

CITY OF TIGARD, OREGON

ORDINANCE NO. 06- 02

AN ORDINANCE VACATING FIVE SMALL PORTIONS OF PUBLIC RIGHT-OF-WAY TOTALING 3,392 SQUARE FEET ALONG 68TH PARKWAY AND 69TH AVENUE IN THE CITY OF TIGARD, WASHINGTON COUNTY, OREGON (VAC2005-00004 & VAC2005-00005).

WHEREAS, the Tigard City Council initiated this vacation request pursuant to Section 15.08.040 of the Tigard Municipal Code on January 10, 2006, and has been recommended by the Community Development Department; and

WHEREAS, Specht Development has requested that the City of Tigard vacate the above right-of-way of 3,392 square feet in area as described in exhibits A-1 through A-5 and B-1 through B-5, as well as to accept dedication of three portions of right-of-way as described in exhibits C-1 through C-3 and D-1 through D-3 to allow for the assemblage of eleven parcels of land north of SW Dartmouth Street between 68th Parkway and 69th Avenue for development purposes; and

WHEREAS, all affected service providers, including utility companies and emergency service providers, have reviewed the vacation proposal and have provided no objections; and

WHEREAS, notice has been mailed to all property owners abutting said vacation area and all owners in the affected area as described by ORS 271.080; and

WHEREAS, in accordance with Tigard Municipal Code 15.08.120, notice of the public hearing was posted in the area to be vacated and published in the newspaper; and

WHEREAS, the property owners of the majority of the area affected have not objected in writing; and

WHEREAS, the City Council having considered the request on February 28, 2006, finds that it is in the public interest to approve the request to vacate said public right-of-way as the public interest will not be prejudiced by this vacation, as provided by ORS 271.120 and TMC 15.08.130.

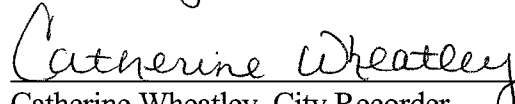
NOW, THEREFORE, THE CITY OF TIGARD ORDAINS AS FOLLOWS:

SECTION 1: The Tigard City Council hereby orders the vacation of said 3,392 square feet of public right-of-way as shown and described in the attached Exhibits A-1 through A-5 and B-1 through B-5 (legal descriptions and maps of the area to be vacated) and by this reference, made part thereof.

SECTION 2: Said vacation is hereby conditioned and shall be effective 30 days after its passage by the Council, signature by the Mayor, and posting by the City Recorder; further, the ordinance will not be effective until the acceptance of right-of-way dedication as described in Exhibits C-1 through C-3 and D-1 through D-3 by the City Engineer, and upon recording of a certified copy of the ordinance by the City Recorder.


PASSED:

By Unanimous vote of all Council members present after being read by number and title only, this 28th day of February, 2006.

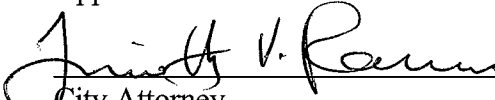

Catherine Wheatley, City Recorder

APPROVED:

By Tigard City Council this 28th day of February, 2006.


Craig Dirksen, Mayor

Approved as to form:


City Attorney

2.28.06
Date

EXHIBIT A - 1

Page 1 of 1

Prepared By:
NORTHWEST SURVEYING, LLC
PO Box 7177
Beaverton, OR 97007
503-848-2127

**LEGAL DESCRIPTION FOR
S.W. 68TH PARKWAY
RIGHT OF WAY VACATION
TAX LOT # 3001, MAP 1S136DD**

Real Property situated in the City of Tigard, Washington County, Oregon, being a portion of that parcel as described in deed to Jack B. Root and Wilma L. Root, recorded under Document Number 2004-123997, records of said county, lying in the southeast quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the southerly end of a 25.00 foot radius curve between the right of way lines for S.W. 68th Parkway and S.W. Clinton Street at the southeasterly corner of said Jack B. Root and Wilma L. Root parcel, said point being on the northerly right of way line S.W. Clinton Street and being marked by a 5/8" iron rod with a yellow plastic cap stamped "Northwest Surveying, LLC";

Thence along said 25.00 foot radius curve, being tangent with said northerly right of way line, to the left, and having a delta angle of 87°45'18", a long chord bearing North 46°06'27" East 34.66 feet, and a length of 38.29 feet to a 5/8" iron rod with a yellow plastic cap stamped "Northwest Surveying, LLC";

Thence along the westerly right of way line of said S.W. 68th Parkway, North 02°13'48" East 83.65 feet to a point measuring 35.00 feet at right angles to the centerline of said S.W. 68th Parkway;

Thence southerly parallel with the centerline of said S.W. 68th Parkway, South 00°03'44" East 82.58 to a tangent curve;

Thence along said curve to the right having a radius of 25.00 feet, a delta angle of 90°02'49", a long chord bearing South 44°57'41" West 35.37 feet and a length of 39.29 feet;

Thence South 89°59'06" West 3.33 feet to the point of beginning.

The above described tract contains 220 square feet, more or less.

The basis of bearings for this description is between found monuments along the northerly right of way line of said S.W. Clinton Street, per survey number 30,016, on record with the Washington County Surveyor's Office.

EXHIBIT B - 1

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
VARIED WIDTH RIGHT OF WAY VACATION
FOR TAX LOT 3001 MAP 1S136DD
CITY OF TIGARD, WASHINGTON COUNTY, OREGON
AUGUST 8, 2005
PAGE 1 OF 1

■ FOUND 5/8" IRON ROD WITH
YELLOW PLASTIC CAP STAMPED
"NORTHWEST SURVEYING, LLC",
PER SURVEY NUMBER 30,016

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.29'	25.00'	90°02'49"	35.37'	S44°57'41"W
C2	38.29'	25.00'	87°45'18"	34.66'	N46°06'27"E
C3	10.59'	25.00'	24°15'56"	10.51'	N14°21'46"E
C4	27.70'	25.00'	63°29'21"	26.31'	N58°14'25"E



SCALE 1" = 20 FEET

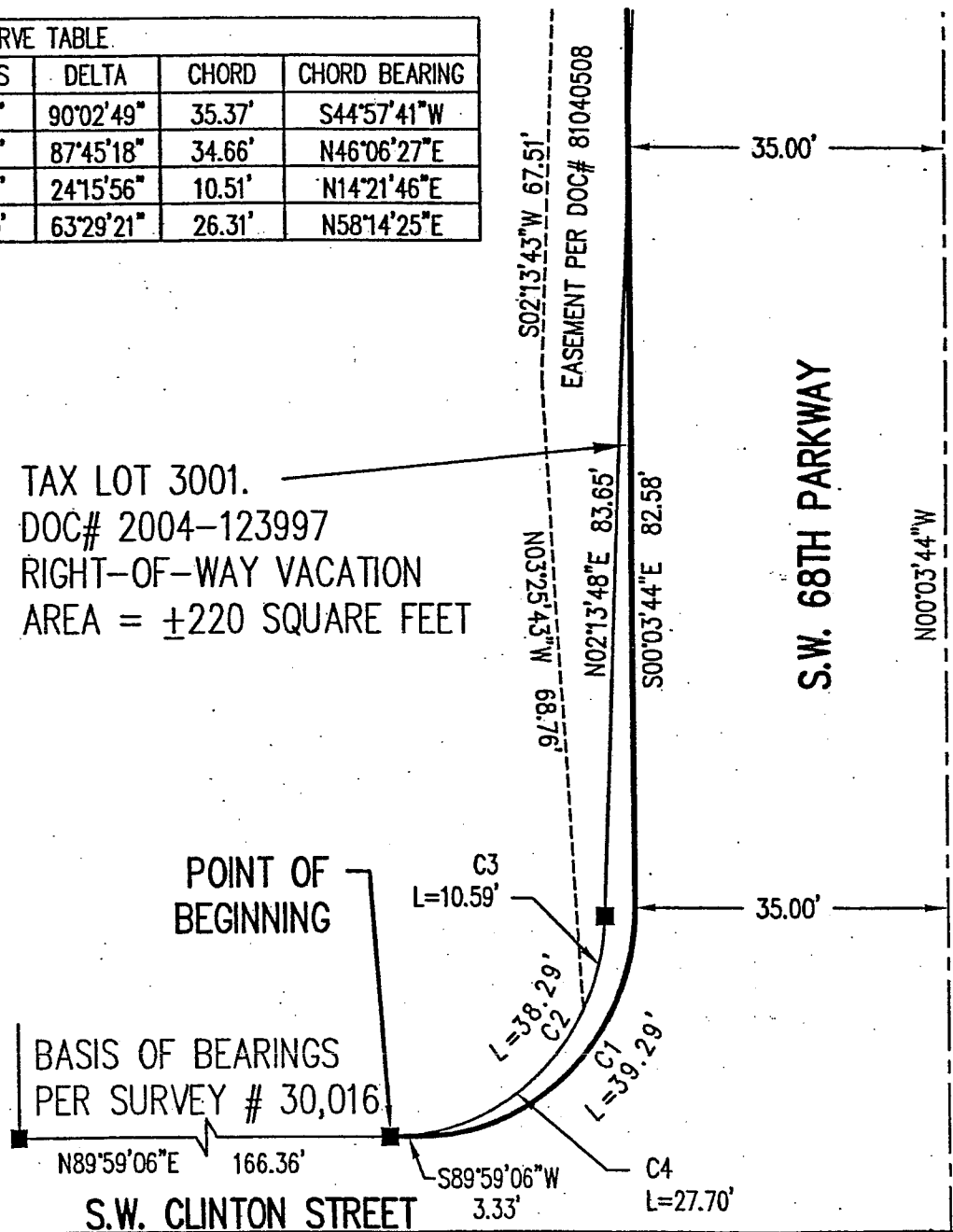


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWAL DATE: 06/30/06

TAX LOT 3001.
DOC# 2004-123997
RIGHT-OF-WAY VACATION
AREA = ±220 SQUARE FEET



PREPARED FOR:

SPECHT DEVELOPMENT, INC
15400 SW MILLIKAN WAY
BEAVERTON, OR 97006

JOB NAME: DARTMOUTH ST.

JOB NUMBER: 56

DRAWING NUMBER: 56DEDICATIONS

DRAWN BY: CHS

CHECKED BY: CHS

NORTHWEST
SURVEYING, LLC

PO BOX 7177
BEAVERTON, OR 97007
PHONE: 503-848-2127
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EMAIL: nwsurveying@verizon.net

EXHIBIT A - 2

Page 1 of 1

Prepared By:
NORTHWEST SURVEYING, LLC
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Beaverton, OR 97007
503-848-2127

**LEGAL DESCRIPTION FOR
S.W. 68TH PARKWAY AND S.W. CLINTON STREET
RIGHT OF WAY VACATION
TAX LOT # 6100, MAP 1S136DD**

Real Property situated in the City of Tigard, Washington County, Oregon, being a portion of that parcel as described in deed to Robert S. Hogg and Harriett L. Hogg, recorded under Book 303, Page 341, records of said county, lying in the southeast quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the southeast corner of said Robert S. Hogg and Harriett L. Hogg parcel, said point being on the westerly right of way line S.W. 68th Parkway, from said point a 5/8" iron rod with a no cap bears South 89°48'48" West 0.05 feet;
Thence along said westerly right of way line, North 00°03'44" West 75.32 feet to the beginning of a tangent curve;
Thence along a curve to the left having a radius of 25.00 feet, a delta angle of 89°57'11", a long chord bearing North 45°02'19" West 35.34 feet, and a length of 39.25 feet to the southerly right of way line of S.W. Clinton Street;
Thence parallel with the centerline of said S.W. Clinton Street, North 89°59'06" East 5.00 feet to a tangent curve;
Thence along said curve to the right having a radius of 25.00 feet, a delta angle of 89°57'11", a long chord bearing South 45°02'19" East 35.34 feet, and a length of 39.25 feet to a point 35.00 feet measured at right angles to the centerline of said S.W. 68th Parkway;
Thence parallel with said centerline, South 00°03'44" East 75.31 feet to the easterly extension of the south line of said Robert S. Hogg and Harriett L. Hogg parcel;
Thence along said easterly extension South 89°48'48" West 5.00 feet to the point of beginning.

The above described tract contains 501 square feet, more or less.

The basis of bearings for this description is between found monuments along the southerly line of said Robert S. Hogg and Harriett L. Hogg parcel, per survey number 30,016, on record with the Washington County Surveyor's Office.

EXHIBIT B-2

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
VARIED WIDTH RIGHT OF WAY VACATION
FOR TAX LOT 6100 MAP 1S136DD
CITY OF TIGARD, WASHINGTON COUNTY, OREGON
AUGUST 15, 2005
PAGE 1 OF 1



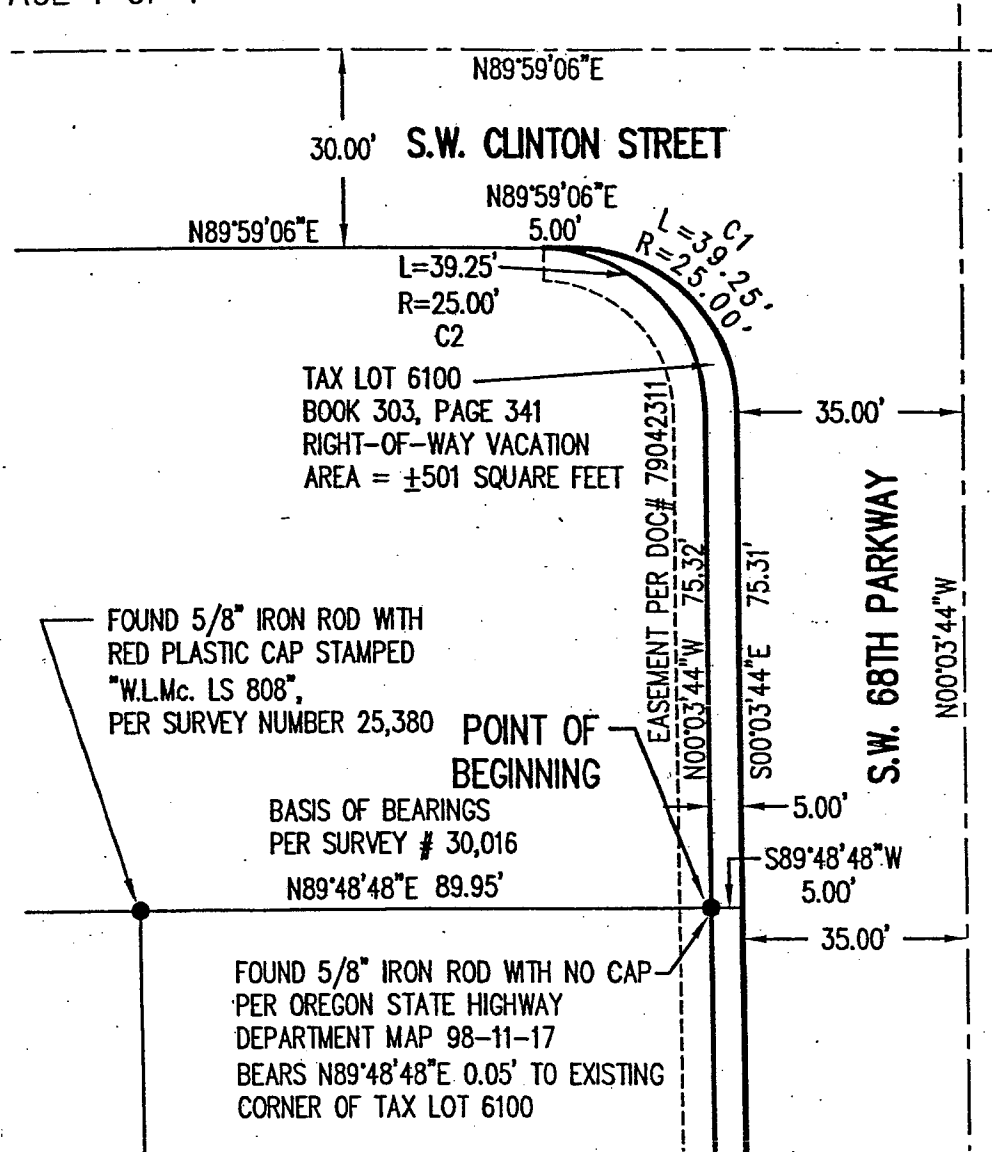
SCALE 1" = 30 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWAL DATE: 06/30/06



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.25'	25.00'	89°57'11"	35.34'	S45°02'19"E
C2	39.25'	25.00'	89°57'11"	35.34'	N45°02'19"W

PREPARED FOR:

SPECHT DEVELOPMENT, INC
15400 SW MILLIKAN WAY
BEAVERTON, OR 97006

JOB NAME: DARTMOUTH ST.

JOB NUMBER: 56

DRAWING NUMBER: 56DEDICATIONS

DRAWN BY: CHS

CHECKED BY: CHS

NORTHWEST
SURVEYING, LLC

PO BOX 7177
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EXHIBIT A-3

Page 1 of 1

Prepared By:
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Beaverton, OR 97007
503-848-2127

**LEGAL DESCRIPTION FOR
S.W. 68TH PARKWAY
RIGHT OF WAY VACATION
TAX LOT # 6700 AND 6800, MAP 1S136DD**

Real Property situated in the City of Tigard, Washington County, Oregon, being a portion of that parcel as described in deed to Gordon C. Root, Jack B. Root and Wilma L. Root, recorded under Document Number 99-002709, records of said county, lying in the southeast quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the northeast corner of said Gordon C. Root, Jack B. Root and Wilma L. Root parcel, said point being on the westerly right of way line S.W. 68th Parkway, from said point a 5/8" iron rod with a no cap bears South 89°48'48" West 0.05 feet;
Thence along the easterly extension of the northerly line of said parcel, North 89°48'48" East 5.00 feet to a point 35.00 feet measured at right angles from the centerline of said S.W. 68th Parkway;
Thence parallel with said centerline, South 00°03'44" East 101.71 feet to the easterly extension of the south line of said Gordon C. Root, Jack B. Root and Wilma L. Root parcel;
Thence along said easterly extension North 89°59'58" West 5.00 feet to the westerly right of way line of said S.W. 68th Parkway;
Thence along said westerly right of way line North 00°03'44" West 101.69 feet to the point of beginning.

The above described tract contains 508 square feet, more or less.

The basis of bearings for this description is between found monuments along the northerly line of said Gordon C. Root, Jack B. Root and Wilma L. Root parcel, per survey number 30,016, on record with the Washington County Surveyor's Office.

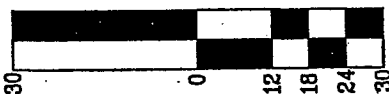
EXHIBIT B-3

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
A 5.00 FOOT WIDE RIGHT OF WAY VACATION
FOR TAX LOT 6700 AND 6800 MAP 1S136DD
CITY OF TIGARD, WASHINGTON COUNTY, OREGON
AUGUST 15, 2005

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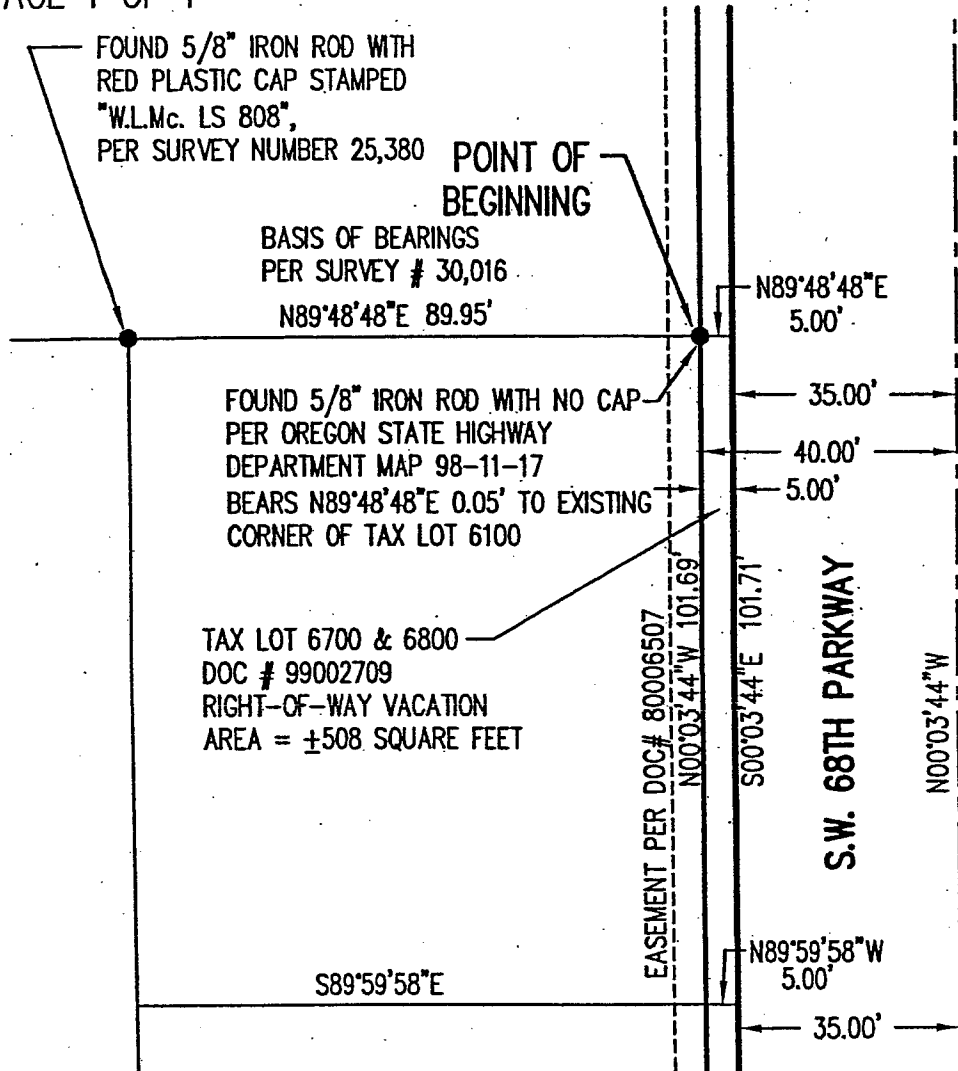
SCALE 1" = 30 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWAL DATE: 06/30/06



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.25'	25.00'	89°57'11"	35.34'	S45°02'19"E
C2	39.25'	25.00'	89°57'11"	35.34'	N45°02'19"W

PREPARED FOR:

SPECHT DEVELOPMENT, INC
15400 SW MILLIKAN WAY
BEAVERTON, OR 97006

JOB NAME: DARTMOUTH ST.

JOB NUMBER: 56

DRAWING NUMBER: 56DEDICATIONS

DRAWN BY: CHS

CHECKED BY: CHS

NORTHWEST
SURVEYING, LLC

PO BOX 7177
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EXHIBIT A - 4

Page 1 of 1

Prepared By:
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PO Box 7177
Beaverton, OR 97007
503-848-2127

**LEGAL DESCRIPTION FOR
S.W. 68TH PARKWAY
RIGHT OF WAY VACATION
TAX LOT # 6600, MAP 1S136DD**

Real Property situated in the City of Tigard, Washington County, Oregon, being a portion of that parcel as described in deed to Gordon C. Root, Jack B. Root and Wilma L. Root, recorded under Document Number 98-056127, records of said county, lying in the southeast quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the northeast corner of said Gordon C. Root, Jack B. Root and Wilma L. Root parcel, said point being on the westerly right of way line S.W. 68th Parkway, and being marked by a 5/8" iron rod with a no cap;
Thence along the easterly extension of the northerly line of said parcel, South 89°59'58" East 5.00 feet to a point 35.00 feet measured at right angles from the centerline of said S.W. 68th Parkway;
Thence parallel with said centerline, South 00°03'44" East 71.45 feet to a tangent curve;
Thence along said curve to the right having a radius of 25.00 feet, a delta angle of 36°52'12"; a long chord bearing South 18°22'22" West 15.81 feet, and a length of 16.09 feet to the westerly right of way line of said S.W. 68th Parkway;
Thence along said westerly right of way line North 00°03'44" West 86.46 feet to the point of beginning.

The above described tract contains 408 square feet, more or less.

The basis of bearings for this description is between found monuments along the northerly line of said Gordon C. Root, Jack B. Root and Wilma L. Root parcel, per survey number 30,016, on record with the Washington County Surveyor's Office.

EXHIBIT B-4

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
VARIED WIDTH RIGHT OF WAY VACATION
FOR TAX LOT 6600 MAP 1S136DD
CITY OF TIGARD, WASHINGTON COUNTY, OREGON
AUGUST 15, 2005
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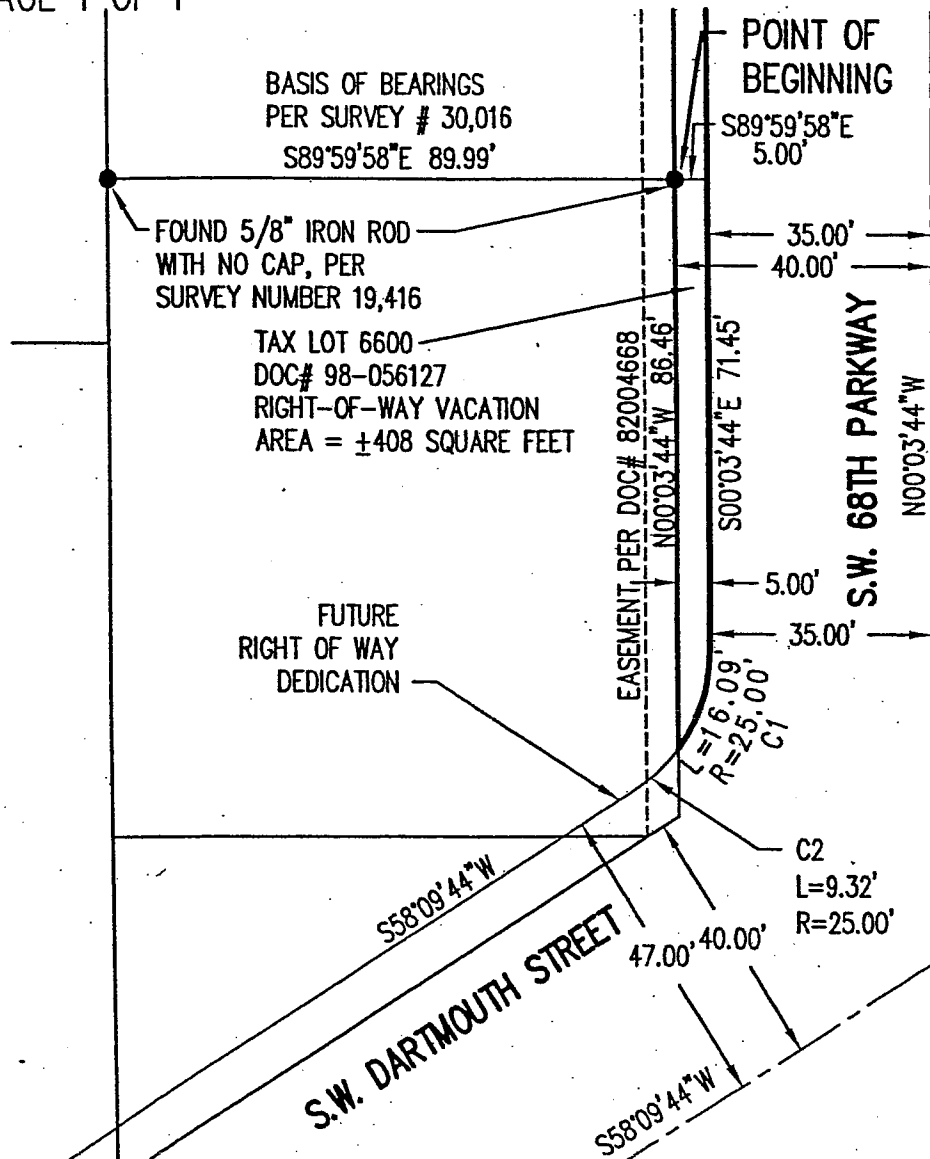
SCALE 1" = 30 FEET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWAL DATE: 06/30/06



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	16.09'	25.00'	36°52'12"	15.81'	S18°22'22"W
C2	9.32'	25.00'	21°21'15"	9.26'	N47°29'06"E

PREPARED FOR:

SPECHT DEVELOPMENT, INC
15400 SW MILLIKAN WAY
BEAVERTON, OR 97006

JOB NAME: DARTMOUTH ST.

JOB NUMBER: 56

DRAWING NUMBER: 56DEDICATIONS

DRAWN BY: CHS

CHECKED BY: CHS

NORTHWEST
SURVEYING, LLC

PO BOX 7177
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PHONE: 503-848-2127
FAX: 503-848-2179
EMAIL: nwsurveying@verizon.net

EXHIBIT A -5

Page 1 of 1

Prepared By:
NORTHWEST SURVEYING, LLC
PO Box 7177
Beaverton, OR 97007
503-848-2127

**LEGAL DESCRIPTION FOR
S.W. DARTMOUTH STREET AND S.W. 69TH AVENUE
RIGHT OF WAY VACATION
TAX LOT # 6300, MAP 1S136DD**

Real Property situated in the City of Tigard, Washington County, Oregon, being a portion of that parcel as described in deed to Gordon C. Root, Jack B. Root and Wilma L. Root, recorded under Document Number 98-056127, records of said county, lying in the southeast quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the southwest corner of said Gordon C. Root, Jack B. Root and Wilma L. Root parcel, said point being on the easterly right of way line S.W. 69th Avenue, and being marked by a 5/8" iron rod with a no cap;

Thence along the southerly line of said parcel, North 89°50'20" East 90.92 feet to a point 47.00 feet measured at right angles from the centerline of said S.W. Dartmouth Street; Thence along a curve to the right, being a 47.00 foot offset from the centerline of said S.W. Dartmouth Street and having a radius of 393.47 feet, a delta angle of 9°13'26"; a long chord bearing South 63°11'42" West 63.28 feet, and a length of 63.34 feet to a tangent curve;

Thence along said curve to the right having a radius of 25.00 feet, a delta angle of 112°09'42"; a long chord bearing North 56°06'44" West 41.49 feet, and a length of 48.94 feet to a point 30.00 feet measured at right angles to the centerline of S.W. 69th Avenue; Thence parallel with said centerline of S.W. 69th Avenue, North 00°01'53" West 5.14 feet to the point of beginning.

The above described tract contains 1,755 square feet, more or less.

The basis of bearings for this description is between found monuments along the easterly right of way line of said S.W. 69th Avenue, per survey number 30,016, on record with the Washington County Surveyor's Office.

EXHIBIT
Page 1 of 1

C-1

Prepared By:
NORTHWEST SURVEYING, LLC
PO Box 7177
Beaverton, OR 97007
503-848-2127

**LEGAL DESCRIPTION FOR
S.W. 69TH AVENUE
RIGHT OF WAY DEDICATION
TAX LOT # 6100, MAP 1S136DD**

Real Property situated in the City of Tigard, Washington County, Oregon, being a portion of that parcel as described in deed to Robert S. Hogg and Harriett L. Hogg, recorded under Book 303, Page 341, records of said county, lying in the southeast quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the northwest corner of said Robert S. Hogg and Harriett L. Hogg parcel, said point being at the intersection of the easterly right of way line S.W. 69th Avenue and the southerly right of way line of S.W. Clinton Street, and being marked by a 5/8" iron rod with a yellow plastic cap stamped "Northwest Surveying, LLC";
Thence along said southerly right of way line, North 89°59'06" East 25.01 feet;
Thence leaving said northerly right of way line along a curve with a tangent bearing of South 89°59'06" West to the left and having a radius of 25.00 feet, a delta angle of 90°00'59", a long chord bearing South 44°58'36" West 35.36 feet, and a length of 39.28 feet to said easterly right of way line of S.W. 69th Avenue;
Thence along said easterly right of way line, North 00°01'53" West 25.01 feet to the point of beginning.

The above described tract contains 134 square feet, more or less.

The basis of bearings for this description is between found monuments along the easterly right of way line of S.W. 69th Avenue, per survey number 30,016, on record with the Washington County Surveyor's Office.

EXHIBIT C-2

Page 1 of 1

Prepared By:
NORTHWEST SURVEYING, LLC
PO Box 7177
Beaverton, OR 97007
503-848-2127

**LEGAL DESCRIPTION FOR
S.W. 68TH PARKWAY
RIGHT OF WAY DEDICATION
TAX LOT # 3100, MAP 1S136DD**

Real Property situated in the City of Tigard, Washington County, Oregon, being a portion of that parcel as described in deed to Gordon C. Root, Jack B. Root and Wilma L. Root, recorded under Document Number 98-060196, records of said county, lying in the southeast quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the southwest corner of said Gordon C. Root, Jack B. Root and Wilma L. Root parcel, said point being at the intersection of the easterly right of way line S.W. 69th Avenue and the northerly right of way line of S.W. Clinton Street, and being marked by a 5/8" iron rod with a yellow plastic cap stamped "Northwest Surveying, LLC";
Thence along said northerly right of way line, North 89°59'06" East 25.01 feet;
Thence leaving said northerly right of way line along a curve with a tangent bearing of South 89°59'06" West to the right and having a radius of 25.00 feet, a delta angle of 90°01'34", a long chord bearing North 45°00'07" West 35.36 feet, and a length of 39.28 feet to said easterly right of way line of S.W. 69th Avenue;
Thence along said easterly right of way line, South 00°00'40" West 25.01 feet to the point of beginning.

The above described tract contains 134 square feet, more or less.

The basis of bearings for this description is between found monuments along the northerly right of way line of S.W. Clinton Street, per survey number 30,016, on record with the Washington County Surveyor's Office.

C-3

Prepared By:
NORTHWEST SURVEYING, LLC
PO Box 7177
Beaverton, OR 97007
503-848-2127

**LEGAL DESCRIPTION FOR
S.W. 68TH PARKWAY
RIGHT OF WAY DEDICATION
TAX LOT # 3001, MAP 1S136DD**

Real Property situated in the City of Tigard, Washington County, Oregon, being a portion of that parcel as described in deed to Jack B. Root and Wilma L. Root, recorded under Document Number 2004-123997, records of said county, lying in the southeast quarter of Section 36, Township 1 South, Range 1 West of the Willamette Meridian, more particularly described as follows:

Beginning at the northeast corner of said Jack B. Root and Wilma L. Root parcel, said point being on the westerly right of way line S.W. 68th Parkway and being marked by a 5/8" iron rod with a yellow plastic cap stamped "Northwest Surveying, LLC";
Thence along said westerly right of way line, South 02°13'48" West 42.37 feet to a point measuring 35.00 feet at right angles to the centerline of said S.W. 68th Parkway;
Thence northerly parallel with the centerline of said S.W. 68th Parkway, North 00°03'44"
West 42.34 feet to the north line of said Jack B. Root and Wilma L. Root parcel;
Thence along said north line, North 89°59'06" East 1.70 feet to the point of beginning.

The above described tract contains 36 square feet, more or less.

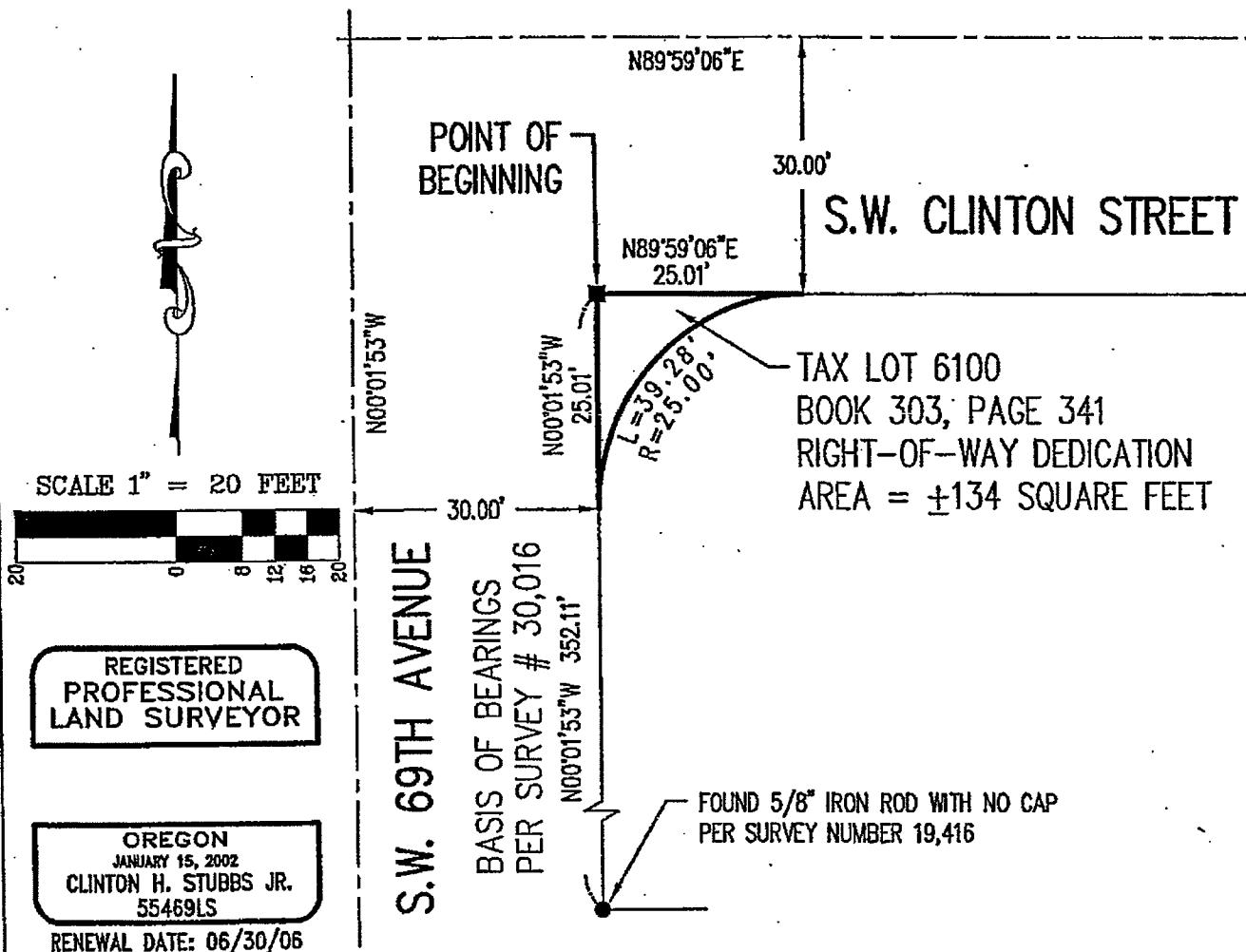
The basis of bearings for this description is between found monuments along the north line of said Jack B. Root and Wilma L. Root parcel, per survey number 30,016, on record with the Washington County Surveyor's Office.

EXHIBIT D-1

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
VARIED WIDTH RIGHT OF WAY DEDICATION
FOR TAX LOT 6100 MAP 1S136DD
CITY OF TIGARD, WASHINGTON COUNTY, OREGON
AUGUST 15, 2005
PAGE 1 OF 1

■ FOUND 5/8" IRON ROD WITH
YELLOW PLASTIC CAP STAMPED
"NORTHWEST SURVEYING, LLC",
PER SURVEY NUMBER 30,016

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.28'	25.00'	90°00'59"	35.36'	S44°58'36"W



PREPARED FOR:

SPECHT DEVELOPMENT, INC
15400 SW MILLIKAN WAY
BEAVERTON, OR 97006

JOB NAME: DARTMOUTH ST.

JOB NUMBER: 56

DRAWING NUMBER: 56DEDICATIONS

DRAWN BY: CHS

CHECKED BY: CHS

**NORTHWEST
SURVEYING, LLC**

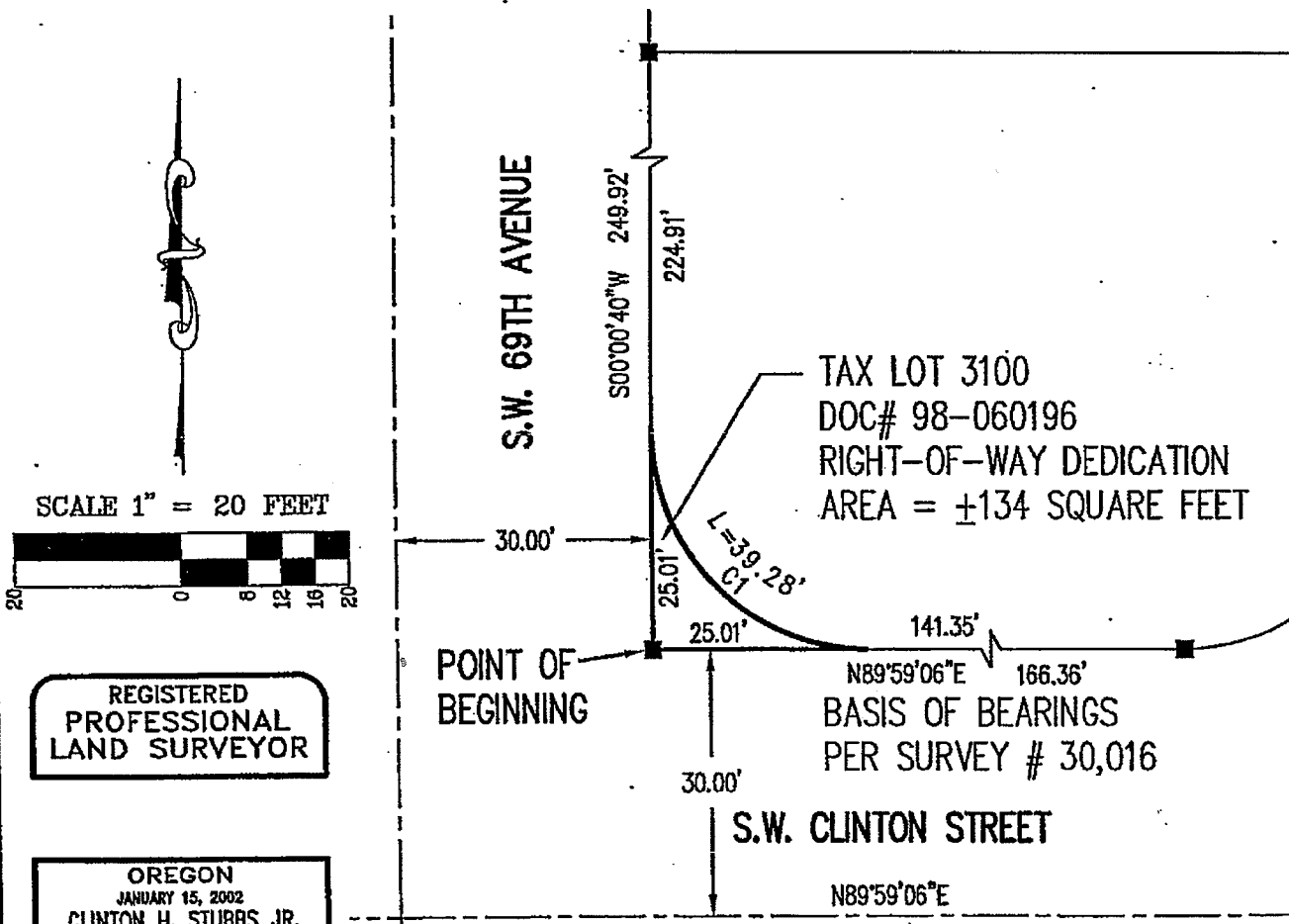
PO BOX 7177
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PHONE: 503-848-2127
FAX: 503-848-2179
EMAIL: nwsurveying@verizon.net

EXHIBIT D-2

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
VARIED WIDTH RIGHT OF WAY DEDICATION
FOR TAX LOT 3100 MAP 1S136DD
CITY OF TIGARD, WASHINGTON COUNTY, OREGON
AUGUST 8, 2005
PAGE 1 OF 1

■ FOUND 5/8" IRON ROD WITH
YELLOW PLASTIC CAP STAMPED
"NORTHWEST SURVEYING, LLC",
PER SURVEY NUMBER 30,016

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.28'	25.00'	90°01'34"	35.36'	N45°00'07"W



PREPARED FOR:

SPECHT DEVELOPMENT, INC
15400 SW MILLIKAN WAY
BEAVERTON, OR 97006

JOB NAME: DARTMOUTH ST.

JOB NUMBER: 56

DRAWING NUMBER: 56DEDICATIONS

DRAWN BY: CHS

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NORTHWEST
SURVEYING, LLC

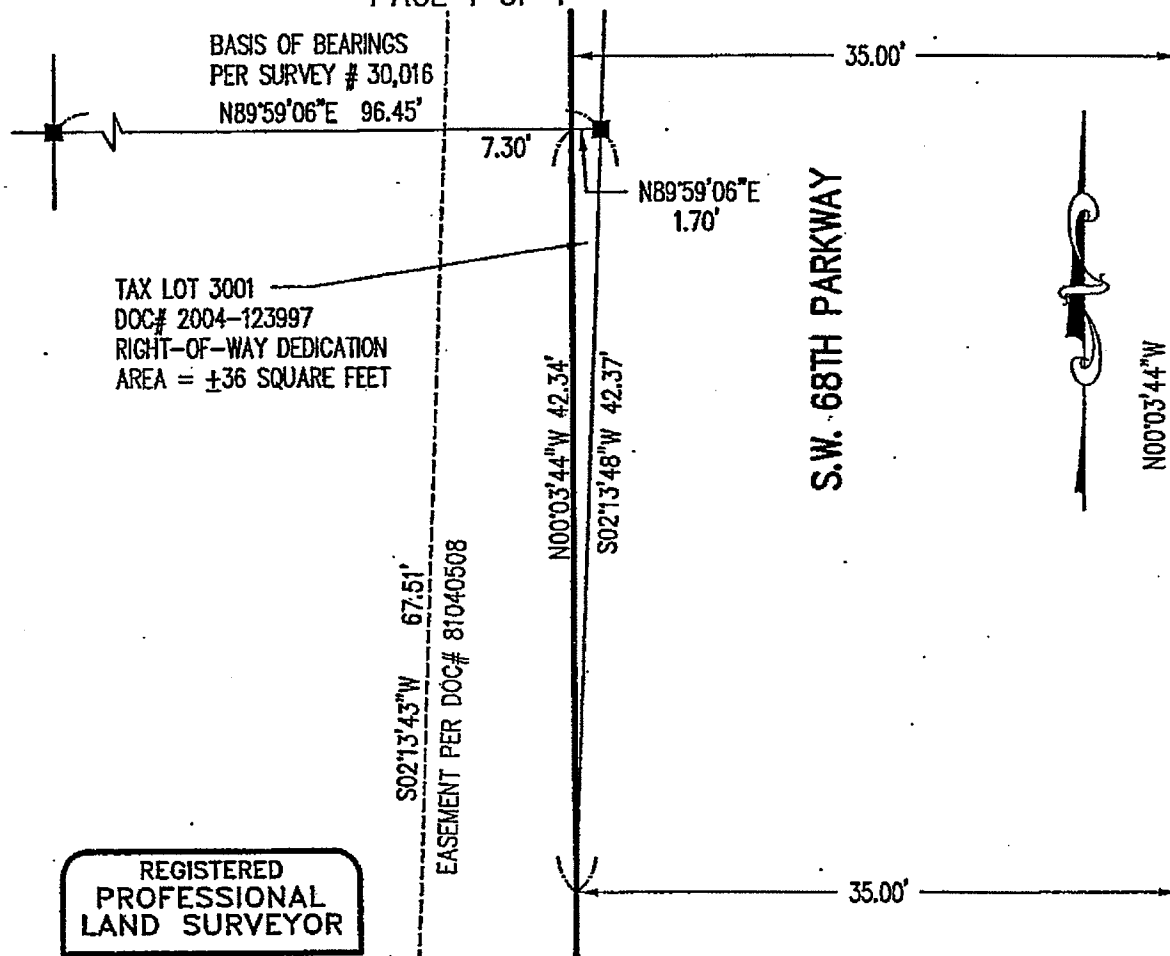
PO BOX 7177
BEAVERTON, OR 97007
PHONE: 503-848-2127
FAX: 503-848-2179
EMAIL: nwsurveying@verizon.net

EXHIBIT D-3

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
VARIED WIDTH RIGHT OF WAY DEDICATION
FOR TAX LOT 3001 MAP 1S136DD
CITY OF TIGARD, WASHINGTON COUNTY, OREGON
AUGUST 8, 2005

PAGE 1 OF 1

SCALE 1" = 10 FEET



PREPARED FOR:

SPECHT DEVELOPMENT, INC
15400 SW MILLIKAN WAY
BEAVERTON, OR 97006

JOB NAME: DARTMOUTH ST.

JOB NUMBER: 56

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